

67-17

89-0-47

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, of Falmouth, County of Cumberland,
and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable
consideration

paid by Russell A. Labbe

011197

TRANSFER
TAX
PAID

whose mailing address is 14 Westminster Avenue
Brunswick, Maine 04011

the receipt whereof I do hereby acknowledge, do hereby **GIVE,**
GRANT,

BARGAIN, SELL AND CONVEY unto the said

Russell A. Labbe

his heirs and assigns forever,

A parcel of land in Waterville, Maine, located on Penny Lane
bounded and described as follows:

Beginning at an iron pin marking the most Westerly point of Lot
47; thence heading N 66 degrees 47' 00" E 150.00' (One Hundred
Fifty and No One Hundredths Feet) along the Penny Lane
right-of-way to an iron pin marking the most Northerly point;
thence heading S 26 degrees 59' 51" E 200.00' (Two Hundred and No
One Hundreths feet) along Lot 46 to an iron pin marking the most
Easterly point; thence heading S 66 degrees 47' 00" W 150.00 (One
Hundred Fifty and No One Hundredths Feet) along Lot 51 to an iron
pin marking the most Southerly point; thence heading N 26 degrees
59' 51" W 200.00' (Two Hundred and No One Hundredths Feet) along
Lot 48 to the beginning pin.

Above description meaning and intending to describe said Lot 47 as
per recorded subdivision plan dated June 22, 1977 in the Kennebec
Registry of Deeds File Number D-7661-15.

This conveyance is made subject to all restrictions and covenants
of record including those required by the Maine Department of
Enviromental Protection, dated June 8, 1983, recorded in said
Registry of Deeds in Book 2575, Page 93.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said

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Russell A. Labbe, his heirs and assigns to them and their own use and behoof forever.

AND, I do **COVENANT** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, in this deed as Grantor relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 12th day of the month of May, A.D. 1987.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

James L. Carter
WITNESS

James A. McBrady
JAMES A. MCBRADY

STATE OF MAINE, COUNTY OF

ss. May 12, 1987

Then personally appeared the above named James A. McBrady

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

George Davis
Notary Public/Attorney at Law

George Davis MY COMMISSION EXPIRES

(printed name of person taking acknowledgment) NOVEMBER 17, 1992

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